

December 16, 2003 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

04PR0139

Duval Development  
(Oaklake Builder's Choice 2)

Clover Hill Magisterial District  
2801 Oaklake Boulevard

**REQUEST:** Planning Commission approval of a site plan and modification to a buffer requirement as allowed by Condition 4 of Case 87S016. Specifically, Builder's Choice is adding an outdoor storage area that requires a reduction in the 100 foot buffer.

**RECOMMENDATION**

Staff recommends approval of this request with three (3) conditions for the following reasons:

1. The required buffer on this parcel is adjacent to vacant agricultural property designated for non-residential use by the Upper Swift Creek Plan. The Zoning Ordinance allows for the modification of buffers when the adjoining land is designated in the County's adopted Comprehensive Plan for a use which would not require the provision of buffers or screens.
2. The phasing of this development proposes a future building to be located over a portion of the outside storage area. The building and a screen fence will ultimately screen views of the outside storage area. Recommended Condition 2 requires construction of the Phase 2 building and screen fencing to be complete within three (3) years of the issue date of the land disturbance permit for this site plan.
3. The proposed improvements (outside storage and Phase 2 building) are setback eighty (80) feet from the property line that includes fifty (50) feet of undisturbed vegetated buffer.

## CONDITIONS

1. The buffer may be reduced to a fifty (50) foot buffer along the east and north boundary of this site plan. Existing vegetation within this buffer shall be retained. Landscaping within this buffer shall comply with Section 19-522(a)(2) Buffer and screening requirements for fifty (50) foot buffers. If existing vegetation does not satisfy this requirement, as determined in the field by the Planning Department, a landscape plan shall be submitted to the Planning Department for review and approval prior to occupancy of the building.
2. Construction of the Phase 2 building and a six (6) foot tall screen fence made of the same material as the building shall be complete within three (3) years of the issue date of the land disturbance permit for this site plan. The screen fence shall be located adjacent to and in line with the rear wall of the building, and shall provide screening in areas where no building is located parallel to the eastern property line.
3. Plans shall be resubmitted for administrative review and approval in accordance with the review comments.

## REVIEW COMMENTS

1. An adequate turnaround shall be provided at the terminus of Oaklake Crest Way to allow for the safe and convenient maneuvering by service vehicles. Provide a permanent cul-de-sac with a thirty-five (35) foot pavement radius (within a minimum fifty (50) foot radius temporary turnaround easement) using Virginia Department of Transportation (VDOT) standard curb and gutter as stipulated in 24 VAC 30-90-240 of the 1996 SSR. (VDOT)
2. VDOT standard CG-11 is the required standard for all curbed commercial entrances. The minimum commercial entrance width is thirty (30) feet at the right-of-way line. A radius of thirty-five (35) feet at the curb is required. This applies to Oaklake Crest Way as well. (VDOT)
3. The spot elevations along with flow line of CG-11 must be shown on the plans to ensure positive drainage. A typical section shall be added to the plan. It should indicate a straight positive flow line from gutter to gutter. This applies to Oaklake Crest Way as well. (VDOT)
4. Prior to release of a land disturbance permit, Oaklake Boulevard from Genito Road to its proposed intersection with Oaklake Crest Way must be State accepted. (T)
5. Prior to release of a land disturbance permit, a construction bond for Oaklake Crest Way must be provided. (T)

6. The revised plan is for a builder's storage yard. No buildings are proposed at this time. If buildings are to be constructed or moved to the location, a re-review of the site plan will be required for evaluation of fire protection needs. The revised plan as submitted, for an open contractor's storage yard, only, is approved as submitted. (F)
7. Provide calculations to verify that the fire flow and domestic flows can be sustained with a residual pressure of 20 PSI. Show on the plans the County-supplied starting point letter, flow chart and engineer's results in the form of a node map and table of flows and resultant pressures. (U)
8. Take the water connection from the twelve (12) inch waterline in Oaklake Boulevard. Show an eight (8) inch waterline in Oaklake Crest Way. (U)
9. Show open cut for crossing Oaklake Boulevard if the twelve (12) inch waterline is within the pavement. (U)
10. More information is needed on the proposed services. Submit sizing forms. (U)
11. Shift manhole #1 east along the sewer line until the angle with the downstream sewer at the existing manhole is ninety (90) degrees or greater. (U)
12. It is the responsibility of the applicant to comply with and/or acquire all applicable federal and/or state permits in relationship to environmental features including but not limited to "wetlands, surface waters (e.g. VPDES permit for construction sites of one (1) acre or more), ground water and air quality." Final approval of these plans will not relieve you of your responsibility. Wetlands documentation must be received by the Environmental Engineering Department prior to issuance of the land disturbance permit. (EE)
13. All existing and proposed drainage easements must be shown. (EE)
14. The deed book and page number of all existing drainage easements must be shown on the plan. (EE)
15. Provide a "drainage easement - public" over Structure 15. (EE)
16. Provide a construction entrance for Oaklake Crest Way. (EE)
17. All on-site drainage easements including right of way must be recorded prior to issuance of a land disturbance permit for this project. (EE)
18. Prior to issuance of a land disturbance permit, a diskette/CD, the format of which shall be Autocad.dwg or dxf, must be submitted to Virginia Barbour of Environmental Engineering. The diskette/CD must contain the following, each in a separate layer:
  - a) Final grading contour lines (five (5) foot intervals);

- b) Proposed building footprint;
- c) All impervious area (parking lots, driveways, roads, etc); and
- d) The storm sewer system.

A "layer report" printed from Autocad must be submitted with the diskette/CD. Both the diskette/CD and the report must be labeled with the site plan name, site plan number and the engineering firm. All Autocad files must be referenced directly to the Virginia State Plane Coordinate System, South zone, in the NAD83 datum. (EE)

19. A land disturbance permit is required for this project and the following are required prior to its issuance:
  - a) Substantial or full site plan approval
  - b) A VDOT land use permit
  - c) A letter must be received from a qualified wetlands expert stating:
    - 1) There are no wetlands impacted on this project, or
    - 2) The wetlands impacted are less than 0.1 acre and Corps of Engineers notification is not required, or
    - 3) All applicable federal and state wetland permits have been acquired (copies of the permits must be submitted)
  - d) A performance bond must be posted for the construction of Oaklake Crest Way. (EE)
20. Revise and resubmit the site plan incorporating the proposed phased buildings on the site for review by all county departments. (P)
21. Provide a note on the site plan stating: "fifty (50) foot buffer and tree save area - no access permitted. Existing trees within the buffer may be credited toward buffer vegetation requirements (1.5 x perimeter landscape C). Upon completion of site grading, the owner or his representative shall contact Jeff Lamson (748-4158) of the Planning Department to inspect existing plant material to determine if additional plant material must be installed to meet requirements." (P)

#### GENERAL INFORMATION

##### Associated Public Hearing Cases:

96SN0227 - William B. Duval and Gene H. Duval  
 87S016 - William B. Duval and Gene H. Duval

##### Developer:

Builder's Choice – Charles Primm

##### Location:

Fronting approximately 300 feet on the east line of Oaklake Boulevard, approximately 920 feet from its intersection with Genito Road. Tax ID 736-689-7842 (Sheet 10).

Existing Zoning and Land Use:

I-1 with Conditional Use Planned Development; Vacant

Size:

5.28 acres

Adjacent Zoning and Land Use:

North - I-1 with Conditional Use Planned Development and A; Vacant  
South - I-1 with Conditional Use Planned Development; Light Industrial  
East - A; Residential  
West - I-1 with Conditional Use Planned Development; Vacant

BACKGROUND

Condition 4 of Case 87S016 reads as follows:

Condition 4. A 100 foot buffer shall be maintained along the east property line where adjacent to residentially or agriculturally zoned property. No buildings, parking or other facilities shall be permitted within this buffer. Public roads and utilities may be permitted through these buffers upon approval by the Planning Commission at the time of schematic plan review. At the time of schematic plan review for each individual parcel or lot, which abuts the buffer, a conceptual landscaping plan shall be submitted to the Planning Commission for approval. This condition may be modified by the Planning Commission at the time of schematic plan review if adjacent property has been zoned for a similar use or if it is determined that adequate buffering can be accomplished in a lesser width.

Adjacent land uses suggested by the Comprehensive Plan are for non-residential uses. The Zoning Ordinance allows for the modification of buffers when the adjoining land is designated in the County's adopted Comprehensive Plan for a use that would not require the provision of buffers or screens.

Also proposed with this site plan is the relocation of an existing overhead power line. The proposed new location is within the 100 foot buffer area. The eastern edge of the thirty (30) foot power line easement will be located at the proposed fifty (50) foot buffer. Other than the overhead power line, all improvements are proposed to be setback eighty (80) feet from the eastern property line.

A site meeting with the developer revealed future plans for buildings on the site. At that time the Planning Department recommended that the buildings be incorporated into this plan.

## **CONCLUSIONS**

Based on the information presented by the applicant, and with the recommended conditions, staff recommends approval of this site plan and reduction of the buffer.



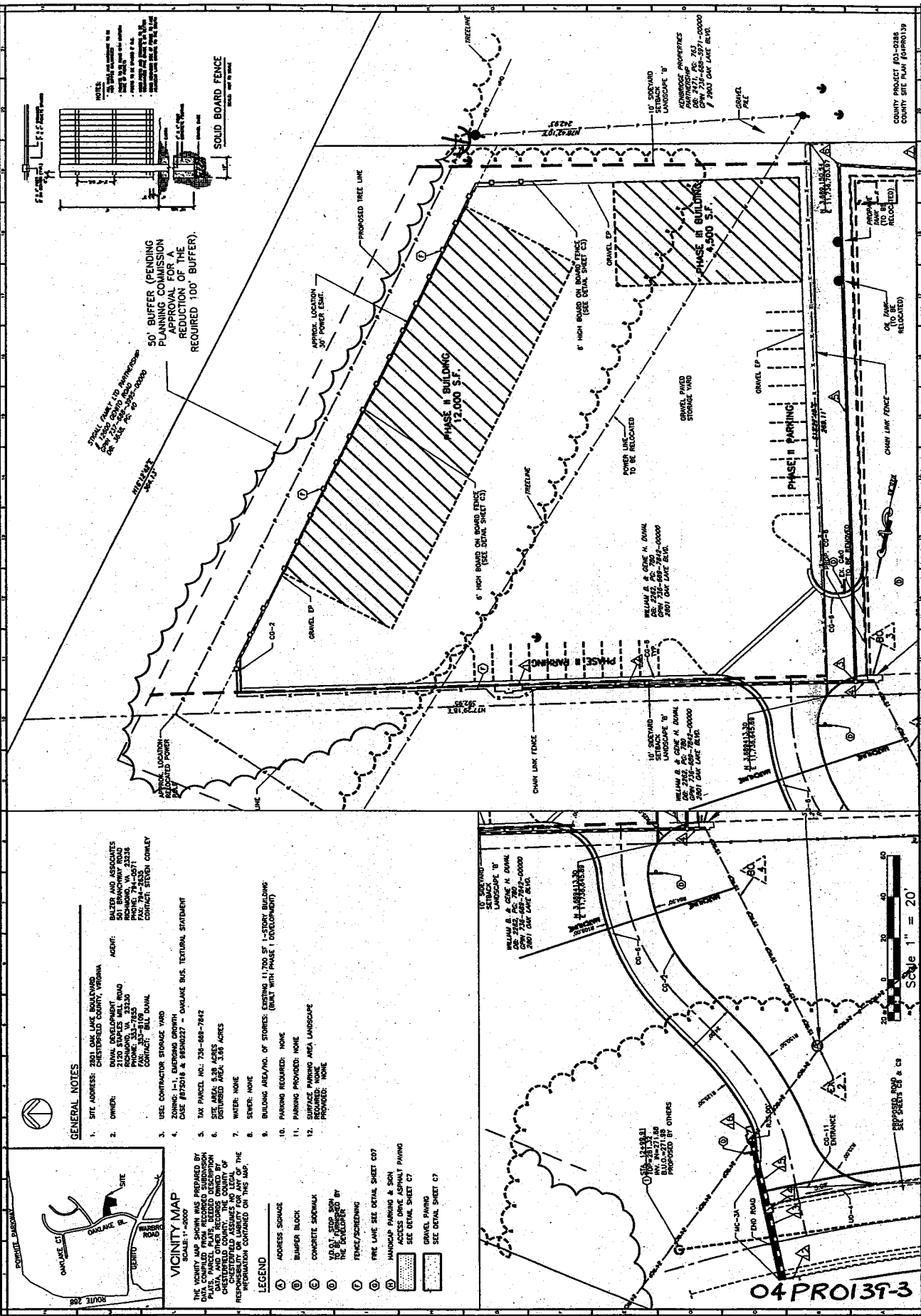
04PR0139  
OAK LAKE BUILDER'S  
CHOICE 2











**GENERAL NOTES**

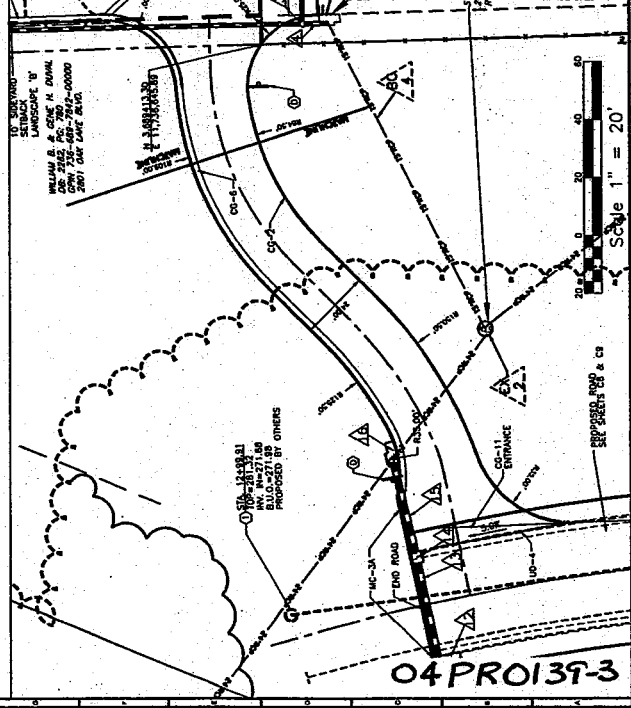
1. SITE ADDRESS: 2801 OAK LAKE BOULEVARD, CRESTED ROCK, VIRGINIA
2. OWNER: BALZER AND ASSOCIATES, INC., 10000 WOODBURN ROAD, SUITE 200, FALLS CHURCH, VA 22044, PHONE: 703-745-0000, FAX: 703-745-0001, CONTRACT: STOVER COWLEY
3. USE: CONTRACTOR STORAGE YARD
4. ZONING: I-1, BURGESS GROWTH CASE #752018 & #926227 - OAKLAKE BUS. TENTATIVE STATEMENT
5. TAX PARCEL NO.: 730-088-7842
6. SITE AREA: 5.38 ACRES
7. DISTURBED AREA: 3.18 ACRES
8. WATER: NONE
9. SEWER: NONE
10. BUILDING AREA/NO. OF STORES: EXISTING 11,700 SF 1-STORY BUILDING (BUILT WITH PHASE I DEVELOPMENT)
11. PARKING REQUIRED: NONE
12. SURFACE PARKING AREA LANDSCAPE PROVIDED: NONE

**VICINITY MAP**

THE VICINITY MAP SHOWN WAS PREPARED BY DATA COMPILED FROM RECORDED SUBDIVISION PLATS, RECORDS, AND OTHER RECORDS OWNED BY THE COUNTY OF CRESTED ROCK, VIRGINIA. THE COUNTY OF CRESTED ROCK, VIRGINIA, ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY OF THE INFORMATION CONTAINED ON THIS MAP.

LEGEND

- ADDRESS SIGNAGE
- BUMPER BLOCK
- CONCRETE SIDEWALK
- STOP SIGN
- FENCE/SCREENING
- FIRE LANE SEE DETAIL SHEET C07
- HANDICAP PARKING & SIGN SEE DETAIL SHEET C7
- ACCESS DRIVE ASPHALT PAVING SEE DETAIL SHEET C7
- GRAVEL PAVING SEE DETAIL SHEET C7



PHASING PLAN